

TEXAS AVENUE CORRIDOR STUDY  
PROPERTY INVENTORY SURVEY FORM  
GROUP 5

Property ID: R22230

Property Information

property address: 506 E 22ND ST  
legal description: CITY OF BRYAN, BLOCK 54, LOT 1 THRU 4  
owner name/address: ALLEN CHAPEL METHODIST CHURCH  
506 E 22ND ST  
BRYAN, TX 77803-4131  
full business name: Allen Chapel A.M.E. Church  
land use category: Institutional type of business: church  
current zoning: PD-5 occupancy status: occ  
lot area (square feet): 23000 frontage along Texas Avenue (feet):  
lot depth (feet): 115 sq. footage of building:  
property conforms to: ☒ min. lot area standards ☒ min. lot depth standards ☒ min. lot width standards  
200 ft.

Improvements

# of buildings: 2 building height (feet): 20/14 # of stories: 1/1  
type of buildings (specify): Brick, 2<sup>nd</sup> wood frame  
building/site condition: 3

buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front side  
fr=23/str side=18/prop side=0/rear=17  
approximate construction date: accessible to the public: ☒ yes ☐ no  
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no N/A  
other improvements: ☐ yes ☒ no (specify) \_\_\_\_\_  
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use  
# of signs: 1 type/material of sign: brick  
overall condition (specify): good  
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) \_\_\_\_\_

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 23/4  
lot type: ☐ asphalt ☒ concrete ☐ other \_\_\_\_\_  
space sizes: 18 sufficient off-street parking for existing land use: ☐ yes ☒ no Unknown  
overall condition: good  
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

**Curb Cuts on Texas Avenue** *N/A*

how many: \_\_\_\_\_ curb types: ☐ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☐ yes ☐ no  
if yes, which ones: \_\_\_\_\_

meet adjacent separation requirements: ☐ yes ☐ no meet opposite separation requirements: ☐ yes ☐ no

**Landscaping**

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☐ yes ☐ no

comments: *Minimal*

**Outside Storage**

☒ yes ☐ no (specify) *wood shed*  
(Type of merchandise/material/equipment stored)

dumpsters present: ☐ yes ☒ no are dumpsters enclosed: ☐ yes ☒ no *N/A*

**Miscellaneous**

is the property adjoined by a residential use or a residential zoning district?

☒ yes ☐ no (circle one) *residential use* residential zoning district

is the property developable when required buffers are observed? *N/A* ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☒ yes ☐ no

**Other Comments:**

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